

Introduction

History and Description of Historic District

The College View Historic District includes the area north of East Fifth St. and East Carolina University, bounded approximately by Holly St. on the west, Eastern St. on the east, and, variously, Johnston, East First, East Second, and East Third streets on the north. It consists of parts or all of the subdivisions of College View (the original plat of April 1916 and its five additions up to September 1928), Chatham Circle (January 1928), Highland Pines (June 1928), and Johnston Heights (September 1928).

Until the founding of East Carolina Teachers Training School in 1907, the area was rolling farmland owned by Walter H. Harrington and the Johnston family and was the last undeveloped area in Greenville near the center of town. Its location was desirable because it was within walking distance of downtown at a time before every family owned a car; also, real estate agents and landowners advertised its close proximity to the college. Few of the residents, however, were affiliated with the college. They were merchants, professional people, and trades people. College students and most of the faculty who were single women lived on campus.

Only a few houses, on Summit, Jarvis, and East Fourth streets, were built before the first plat for College View was laid out in 1916. When building began in earnest in about 1920, the first houses were built in the 400 block of Holly St., then eastward and northward along Summit, Student, Fourth and Fifth streets. The pace of construction slowed in the early '20s as a result of the crash of the tobacco markets in eastern North Carolina, but picked up again in the mid-'20s until the Great Depression began in 1929. As the economy slowly recovered in the 1930s, construction resumed until the outbreak of World War II. The latter part of the 1930s brought a large amount of construction to the neighborhood, when the area between Johnston and First streets began to be developed. Throughout the 1940s and 1950s, College View expanded beyond its original boundaries, along East Fifth Street and north toward the Tar River.

After World War II and continuing to the present time, the tremendous growth of East Carolina University created a need for rental housing that had not previously existed. A few single-family houses were built, as well as several duplexes and apartment houses and a doctor's office; however, except for one small shopping area at the corner of Third and Jarvis streets, no retail stores exist in the neighborhood. The demand for rental housing has led to conversion of single-family houses to multi-family apartment use, while the university or sororities and fraternities have purchased several large single-family houses. Unlike the area's formative years, many university faculty and staff now reside in College View.

The architectural styles that exist in the College View Historic District reflect the design trends of the times and the region. The majority of houses here consist of one-story weatherboarded Craftsman Bungalows, which had become the most popular house style in North Carolina from the mid-1910s into the 1930s. Small, one-story modest houses were built here, as well as larger, more elaborate versions. A large number of the two-story houses in the district are of the Colonial Revival style, a traditional style popular in the region.

Some design elements that are noteworthy in the district are stucco exteriors and red clay tile roofs. They both reflect the influence of the Spanish Mission Revival style of the 1920s, while the roofs may also copy the tile roofs on the early buildings at East Carolina University. The original designs called for gray slate roofs, but at the urging of former governor Thomas J. Jarvis, a member of the building committee and daily visitor to the site, the red tile roofs were substituted. His inspiration for the red tile roofs is thought to have come from his assignment in Rio de Janeiro as United State minister to Brazil.

Overall, the College View Historic District retains many of the desirable characteristics of its early years. These features, such as the proximity to downtown and the campus, the consistency of the streetscape, and attractive architectural styles, resulted in the designation of the College View Historic District in 1994.

Sources:

Scott Power, "Nomination of College View Historic District." (Manuscript, 1991)

Kate Ohno, "College View" chapter, in Michael Cotter, ed., *The Architectural Heritage of Greenville, North Carolina*. (Greenville, 1988)

Catherine W. Bishir and Michael T. Southern, *A Guide to the Historic Architecture of Eastern North Carolina*. (Raleigh, 1996)

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Historic Preservation Commission

The Historic Preservation Commission, established by City Council in December of 1988, consists of ten (10) citizen volunteers appointed by the City Council who have demonstrated a special interest, experience, or education in history, architecture, and/or archaeology. Each member serves a three (3) year term and may be reappointed for another term.

In order to preserve the community's historic heritage, the Commission has the power to recommend to the Greenville City Council the designation of any building, structure, site, or object as a historic property or an area as a historic district. A property or district recommended for designation shall be of special significance in term of its history, prehistory, architecture, and/or cultural importance and possess integrity of design, setting, materials, feeling, and association. Any property or district recommended for designation must lie within the planning and zoning jurisdiction of the City of Greenville.

The responsibility of the Greenville Historic Preservation Commission is to protect the architectural integrity of the historic district and landmarks. To meet that responsibility, the commission reviews applications from property owners and residents for *certificates of appropriateness* to make certain types of changes within the historic district and properties. Applications are reviewed to determine if the proposed changes are consistent with the Design Guidelines. You may obtain a free copy of the Design Guidelines from the Planning and Community Development Department by calling (252) 329-4486.

The Historic Preservation Commission normally meets on the fourth Tuesday of each month at 7:00 p.m. in the first floor conference room of the Municipal Building, located at 201 Martin Luther King, Jr. Drive. Please enter the conference room through the door located on Washington Street. All meetings are open to the public. The mailing address of the Historic Preservation Commission is P.O. Box 7207, Greenville, NC 27835-7207.

For further information concerning activities of the Historic Preservation Commission, please call the Planning and Community Development Department at (252) 329-4486.

Certificates of Appropriateness

Within the local historic district, property owners are required to obtain a certificate of appropriateness before beginning any type of exterior construction, alteration, or demolition. The local historic district overlay zoning is in addition to all other laws and codes and does not exempt a property from, or diminish such requirements. The certificate of appropriateness is a preliminary step in obtaining a building permit, a permit required for the proposed work. A certificate of appropriateness certifies that the proposed changes are consistent with the design guidelines and are appropriate within the historic district context. Neither interior nor most normal maintenance work requires a certificate of appropriateness.

Applications for certificates of appropriateness are processed through the Planning and Community Development Department of the City of Greenville. The application forms are available from the department, located at 306 S. Greene Street. Information may be obtained by calling the Strategic Planning Division of the Planning and Community Development Department at (252) 329-4502. A sample application is included in the back of this manual. Applications must be submitted at least twenty (20) working days prior to a regularly scheduled meeting of the Historic Preservation Commission. The Commission normally meets the fourth Tuesday of the month.

If an applicant cannot appear in person at the commission meeting, he or she may appoint a duly authorized agent by executing the proper form provided in the back of this manual.

All applications shall be complete before the Historic Preservation Commission may consider them. To be complete, an application must include all the facts necessary for a full understanding of the applicant's intentions. The application must provide specific information regarding the work so that the Commission can determine if there will be any damage or detrimental change to the historic character of the district. The commission does not consider interior arrangement, nor does it take action except for the purpose of preventing demolition, construction, reconstruction, alterations, restorations, or moving of a building, structure, appurtenant fixtures, or outdoor advertising signs in the historic district, that would be incongruous with the historic aspects of the district.

Applications should include any relevant supplemental materials, such as a detailed description, accurate drawings, site plans, sample of materials, and photographs.

The discontinuance of work or lack of progress toward achieving compliance with the certificate of appropriateness for a period of six (6) months shall render the certificate null and void. It may be renewed as a minor work item if there has been no change to the proposal and circumstances under which the certificate was approved.

Repairs and Minor Works

Certificates of Appropriateness' (COA) are not necessary for repairs using original materials, designs, and colors that do not alter the exterior appearance of the property. However, removal of architectural design features that would alter the appearance of the property and repair or maintenance that would change the original look or character of the property do require a COA.

Some minor work does not require a COA, but does require the prior approval of the City staff person of the Historic Preservation Commission. Minor work certificates of appropriateness' (MW-COA) are defined as exterior changes that do not involve substantial alterations, additions, or removals that could impair the integrity of the property.

1. Installation of storm windows and doors.
2. Normal size television and radio antennas (does not include C.B. and ham radio equipment).
3. Roof and basement ventilators (only if the roof vents are on the back slopes).
4. Window air conditioning units (not central units).
5. Installation and repair of sidewalks and patios constructed of common stone or red brick, and bricked in areas on the side or rear of the structure at ground level and not abutting a right-of-way, when the height does not exceed six inches above adjacent ground level.
6. Installing gutters and downspouts painted to match the house or trim color, as long as no significant architectural features are damaged or removed.
7. Repainting of a structure in colors identical to that existing on the structure.
8. Painting of a structure in a new color scheme. Approval based on a recommendation by the State Historic Preservation Office. If found to be inappropriate, the request shall be forwarded to the commission for review.
9. Installation of mechanical equipment units on a side of the structure not facing a public street, which cannot be seen from the street or are screened from view with shrubbery or appropriate fencing.
10. Replacement of missing or deteriorated siding and trim, porch floors, ceilings, columns and balustrades, or architectural details, with new materials that are identical to the original.
11. Renewal of an expired certificate of appropriateness where no change to approved plans is being proposed, and there has been no change to circumstances under which the certificate was initially approved.
12. Installation, alteration, or removal of temporary features which are constructed of wood that are necessary to ease difficulties associated with a medical condition but which do not permanently alter exterior features.
13. A house identification sign which (a) contains the name of the house and/or year built, (b) is compatible in color, material, and location to the house, (c) does not exceed three square feet in area, and (d) is in compliance with the city sign ordinance.
14. Re-roofing a house with similar materials. Approval based on a recommendation by the State Historic Preservation Office. If found to be inappropriate, the request shall be forwarded to the commission for review.
15. Satellite dishes less than 24" in diameter.

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16. Installation of decks, rear yard only.
17. Removal of artificial siding.
18. Removal of storm windows and doors.
19. Removal of accessory structures which are not architecturally or historically significant according to the National Register nomination form.
20. Removal of metal flues.
21. Repair or replacement of exposed foundation walls, including installation of vents.
22. Repair and replacement of flat roofs.
23. Removal of a dead, diseased, or dangerous tree as determined during consultation with a certified arborist.
24. Installation of exterior residential light fixtures.
25. Repair or replacement of an existing driveway, provided materials, location, dimensions remain the same.

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Secretary of the Interior's Standards

In addition to adopting its own guidelines, the Historic Preservation Commission has adopted the United States Secretary of the Interior's Standards for Rehabilitation for use in determining the appropriateness of proposed work in the historic district and on local landmarks. The National Park Service first developed these ten national standards for rehabilitation in 1976. The 1992 revised version follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historical significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.